

**RURAL MUNICIPALITY OF  
CANWOOD NO. 494**

**CONSOLIDATED  
ZONING BYLAW**

**BYLAW NO.  
2003 - 7**

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Form A

Form B

Zoning District Map

## **PART I**

### **SECTION 1 - INTRODUCTION**

#### **1.1 Title**

This bylaw shall be known as the "*Zoning Bylaw of the Rural Municipality of Canwood No. 494.*"

#### **1.2 Scope**

All development within the limits of the municipality shall be in conformity with the provisions of this bylaw.

#### **1.3 Severability**

If any part of this bylaw, including anything shown on the zoning district map, is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this bylaw.

### **SECTION 2 - ADMINISTRATION**

#### **2.1 Development Officer**

The Rural Municipal Administrator shall be the Development Officer responsible for the administration of this bylaw.

#### **2.2 Referrals to Council**

The Development Officer may submit any application to Council for a decision on the interpretation of the bylaw, or upon special conditions provided for in the bylaw, and shall inform the applicant of the date and time when Council will consider the matter. Council or the Development Officer may require the applicant to provide such further information as they require to make a decision.

#### **2.3 Application for a Development Permit**

- (1) Subject to Clause (2), every person shall obtain a development permit *before* commencing any development within the municipality, except as listed in Section 2.4.
- (2) In the *F-Forest District*, a development permit is required only for a discretionary use.
- (3) The application for development shall be in the "Form A" as adopted or amended by resolution of Council.
- (4) The application shall have attached a layout or site plan as required in the application form or by the Development Officer, together with any other information needed to assess the application.

## 2.4 Development Not Requiring a Permit

- (1) Development permits are not required for the following only, unless stated otherwise in this zoning bylaw: **[2012-9)**
  - (a) **Accessory Farm Buildings and Structures:** Farm buildings and structures (**but excluding any I.L.O. structure, or new dwelling**) where accessory to a permitted agricultural use or existing farmstead.
  - (b) **Public Utilities:** Any operation for the purposes of inspecting, repairing, or renewing sewers, mains, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the municipality. (A permit is required for the installation of new transmission lines).
  - (c) **Municipal Facilities:** Any facility installed and operated by the municipality.
  - (d) **Signs:** Subject to the provisions of Section 3.6.
  - (e) **Fences or accessory buildings** less than 9.3 square metres (100.11 sq. ft.) in size.
  - (f) **Resource use developments** in the F-Forest District, except for permanent buildings.
- (2) Development listed in Clause (1) must be allowed in the district in which they are located and must comply with the regulations of this bylaw.
- (3) **In a Lakeshore District the following uses on Municipal and/or Environmental Reserve Lands do not require a permit [2012-9)**
  - (a) Benches for public use
  - (b) Lawn/patio furniture and ornaments that are temporary and easily removed
  - (c) Pedestrian pathways not including stairs
  - (d) Sports and games that will have a low impact on the land
  - (e) Temporary landing of small watercrafts and water equipment

## 2.5 Issue of Permits

- (1) Upon completion of the review of an application for development, the Development Officer shall:
  - (a) issue a development permit for a permitted use, where the application conforms to this bylaw, incorporating any special regulations, performance standards or development standards authorized by this bylaw; or
  - (b) issue a refusal, where the application does not comply with a provision or regulation of this bylaw, stating the reason for refusal; or
  - (c) submit the application to Council for decision, where the application is for a discretionary use.
- (2) Council shall make a decision on a discretionary use, by resolution which instructs the Development Officer to:

- (a) issue a development permit incorporating any specific development standards set forth by Council, subject to the limitations of the Act and in accordance with the provisions of this bylaw; or
  - (b) issue a notice of refusal to the applicant, stating the reasons for the refusal.
- (3) The permit or notice shall be in "Form B" as adopted or amended by resolution of Council.

## **2.6 Building Permits, Licences, and Compliance with Other Bylaws**

- (1) Nothing in this bylaw shall exempt any person from complying with a building bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the municipality, the province or the federal government.
- (2) A building permit, where required, shall not be issued for a development unless a required development permit has been issued.

## **2.7 Development Appeals Board**

- (1) Council shall appoint a Development Appeals Board in accordance with Sections 71 and 91 to 104 of the Act.
- (2) On "Form B", a development permit or notice of refusal, the Development Officer shall advise the applicant of the rights of appeal granted by the Act.
- (3) A person who wishes to appeal shall, within 30 days of receiving the permit or notice, provide a written notice to the secretary of the board and include the applicable fee.

## **2.8 Fees and Advertising**

- (1) *Amendment of the Zoning Bylaw* - Where a person requests Council to amend the Zoning Bylaw, that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.
- (2) *Advertisement of a discretionary use application* - Prior to making a decision on a discretionary use application, Council will provide notice of the application 10 days prior to the meeting to consider the application in accordance with the following procedure:
  - (a) in the case of an intensive livestock operation, game farm or hunt farm operation, by at least one or more of the following procedures:
    - (i) providing written notice to assessed owners of property within 4.8 kilometres (3 miles) of the building site;
    - (ii) providing notice in one issue of a newspaper published or circulated in the municipality; or
    - (iii) posting the site.
  - (b) in the case of an intensive agricultural operation, by providing written notice to assessed owners of property having a common boundary with the applicant's land that is the subject of the application.

(c) in the case of discretionary residential or ancillary uses in the AR – Agricultural Residential District, written notice shall be provided to assessed owners of property within 75 metres of the boundary of the applicant’s land as per Section 55 of the *Planning and Development Act, 2007*. [2014-07]

(d) in the case of discretionary uses in districts other than the AR - Agricultural Residential District, by providing written notice to assessed owners of property having a common boundary with the applicant's land that is the subject of the application, and Council may publish a notice in one issue of a newspaper circulated in the municipality.

The applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement, serving of notice, and posting of the site, as the case may be.

(e) in the case of all other discretionary uses, written notice is to be provided to assessed owners of property within 1.6 kilometers (1 mile) of the boundary of the applicant’s land, and Council may publish a notice in one issue of a newspaper circulated in the municipality. The notice requirement shall not apply to ancillary manure disposal examined as part of an I.L.O. application. [2014-07]

(3) **Application fees** - An applicant for a development permit shall pay an application fee in accordance with the following:

(a) Development Appeal Fee - \$50

These fees shall be in addition to any fee required by Clauses (1) and (2) above.

## 2.9 Offenses and Penalties

Any person who violates this bylaw is guilty of an offence and liable, on summary conviction, to the penalties set forth in the Act.

## SECTION 3 - GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this bylaw:

### 3.1 Development on Hazard Lands [2012-9)

(1) If a development is proposed on or near known hazard lands, Council may require the applicant to submit a report prepared by a licensed engineer that assesses the suitability of the site for the particular development on hazard lands. The report shall demonstrate that the proposed development is suitable and list any required mitigation measures for construction on areas of hazard lands. The report required by Council will be determined by what type of hazard is on the lands, for example:

- flood lands – a report may be required to determine if the lands are within the 1 in 500 year flood elevation, or such elevation as may be suitable for the proposed use or building
- slope - a geotechnical report may be required to provide information on the potential for slope instability

- (2) Identified actions contained within the licensed engineer report for hazard avoidance, prevention, mitigation or remedy may be incorporated as conditions to issuance of a development permit. Council shall refuse a development permit or bylaw amendment for any lands for which, in Council's opinion, the proposed actions are inadequate to address the adverse effects or will result in excessive municipal costs.
- (3) When considering applications involving land on or near hazard lands, Council may refer the application to federal or provincial agencies and other relevant environmental agencies for comments prior to reaching a decision. Any costs associated therewith shall be at the applicant's expense.
- (4) Notwithstanding the setbacks determined in each district of this bylaw, building setbacks from unstable slopes shall be as follows:
  - a) a minimum of 30.0 m (98.5 ft), or a lesser distance as specified in a licensed engineer report providing that all required mitigating measures are taken by the developer.
  - b) a minimum of 50.0 m (164.0 ft), in industrial land use districts, or a lesser distance as specified in a licensed engineer report providing that all required mitigating measures are taken by the developer.
- (5) As part of a development permit application, the location of the top of bank shall be determined by a professional land surveyor.

### **3.2 One Principal Building or Use Permitted on a Site**

Not more than one principal building or use shall be permitted on any one site except for:

- (1) public utility uses;
- (2) institutional uses;
- (3) agricultural uses; or
- (4) ancillary uses as specifically provided for in this bylaw.

#### **3.2.1 Lakeshore Development District [2007-5]**

- (a) Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal buildings except where a development permit has been issued for a principal building. The Council may, at their discretion, allow construction of the accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time frame as set out in the building permit, or the permit is revoked, the accessory building is to be removed.

### **3.3 Access**

- (1) Development of a farmstead, residence, commercial use, institutional use, or other development requiring public access is prohibited unless the site abuts a developed road.
- (2) For the purposes of this section, "developed road" shall mean an existing graded all-weather road on a registered right of way or a road for which arrangements have been made with the Council to provide for the construction of the road on a registered right of way to a standard approved by Council.

- (3) A site to be created by subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered developed road, including any road to be developed under a signed servicing agreement.

### **3.4 Mobile Homes**

- (1) Wherever a dwelling is allowed, it may be in the form of a mobile home.
- (2) Every mobile home shall bear CSA Z240 certification and shall be attached to a permanent foundation, or securely anchored to the ground and skirted, prior to occupancy.

### **3.5 Non-Conforming Uses**

The provisions of the Act, Sections 113 and 118 inclusive, apply to all non-conforming buildings and uses.

### **3.6 Signs and Billboards**

#### **(1) *Signs Located in Highway Sign Corridor***

- (a) Signs located in a highway sign corridor shall be regulated entirely by the requirements of "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" or amendments thereto, and subsection 2 shall not apply.

#### **(2) *Signs Other Than in a Highway Sign Corridor***

- (a) All signs situated along a highway are required to comply with "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986" as may be amended from time to time.
- (b) Any sign located in other than a highway sign corridor may only advertise agricultural commercial uses, home-based businesses, the principal use of a site, or the principal products offered for sale on a premises.
- (c) A maximum of 2 advertising signs shall be permitted on any site or quarter section.
- (d) Government signs, memorial signs, and directional signs which bear no advertising, including traffic control, no trespassing, hunting restriction and similar signs, are exempt from restriction.
- (e) Temporary signs and real estate signs are permitted only as long as the temporary condition exists for the property.
- (f) Billboard and other off-site advertising signs are prohibited, except in a highway sign corridor.
- (g) All private signs shall be located so that no part of the sign is over a public right of way.
- (h) The maximum facial area of a sign shall be as specified in the district in which it is located.

### **3.7 Storage of Vehicles**

- (1) Notwithstanding anything contained in this bylaw, no person shall use any site in any district for the parking or storage outside of an enclosed building of more than 4 vehicles that are not in running order.
- (2) This section shall not apply to permitted machinery or automotive salvage yards.
- (3) Council may require that such vehicles be screened from roadways or neighboring properties by landscape features or fences or a combination thereof.

### **3.8 Public Utilities, Pipelines, and Facilities of the Municipality**

- (1) Public utilities and facilities of the municipality, except solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site area or yard requirements shall apply.
- (2) Where a pipeline, or other utility or transportation facility will cross a municipal road, Council may apply such special design standards as it considers necessary to protect the municipal interest in the existing and future improvements to the road.

### **3.9 Solid and Liquid Waste Disposal Facilities**

Development and maintenance of a solid or liquid waste disposal facility will be subject to the following special standards as may be specified by Council on issuing a permit:

- (1) A buffer strip containing trees, shrubs or a berm shall be located surrounding a lagoon or sanitary landfill disposal area.
- (2) Any solid or liquid waste disposal facility shall be fenced.

### **3.10 Home-Based Businesses**

Home-based businesses shall be subject to the following conditions:

- (1) The use is clearly ancillary to the use of a farmstead as an agricultural operation or the dwelling unit as a private residence.
- (2) The operator of the business is a resident of the dwelling unit and, in the case of a farmstead only, up to two non-resident employees may be employed at the site. Any employee shall be directly under the hire and management of the operator of the business. Where the business is of a building or service contractor, additional employees may be involved only at the client building site.
- (3) No variation in the residential or residential farm character and appearance of the dwelling, ancillary residential building, or land shall be permitted, except for permitted signs.
- (4) The permitted use shall be valid only during the period of time the property is occupied as a residence of the applicant for such permitted use.
- (5) All permits issued for home-based businesses shall be subject to the condition that the permit may be revoked at any time if, in the opinion of Council, the conditions under which the permit was originally issued are no longer met.

### **3.11 Vacation Farms and Bed-and-Breakfast**

Vacation farms and bed-and-breakfast homes shall be subject to the following requirements:

- (1) Vacation farms shall be ancillary to an agricultural farm operation and located on the same site as a farmstead, and may include bed-and-breakfast, cabins, and overnight camping areas.
- (2) A maximum of five cabins shall be permitted as part of a vacation farm operation.
- (3) On-site signs shall be permitted in accordance with Section 3.6. Off-site signs not exceeding 0.5 square metres (5.3 sq. ft.) may be permitted at the discretion of Council where necessary to provide directions from a highway to the operation.
- (4) Vacation farms and bed-and-breakfast operations shall be licensed pursuant to the *Public Health Act* where tourist accommodations require health approval.
- (5) Bed-and-breakfast operations shall be located in a single detached dwelling used as the operator's principal residence, developed as a farmstead or residence, or located in a dwelling accessory to and established on the same site as the host principal residence.

### **3.12 Campgrounds**

- (1) The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and trailer coach or tent campsites with dimensions. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a development permit, and the operator shall submit for approval an amended plan incorporating the development.
- (2) A campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres (14.76 ft.) which shall contain no buildings.
- (3) The operator of a campground shall designate a campsite for each trailer coach or tent party, which shall be less than 150 square metres in area with its corners clearly marked.
- (4) No portion of any campsite shall be located within a roadway or required buffer area.
- (5) Each campsite shall have direct and convenient access to a developed roadway, which is not located in any required buffer area.
- (6) Each trailer coach shall be located at least 4.5 metres (14.76 ft.) from any other trailer coach, and each campsite shall have dimensions sufficient to allow such location of trailer coaches.
- (7) The space provided for roadways within a campground shall be at least 7.5 metres (24.6 ft) in width. No portion of any campsite, other use or structure shall be located in any roadway.
- (8) No trailer coach shall be stored on any campsite when the campground is not open.
- (9) A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.

(10) *The Public Health Act* and the Regulations passed thereunder shall be complied with in respect to all operations and development of the campground.

### **3.13 Long-Term Campgrounds [2012-9)**

- (1) The following uses shall be allowed within the long-term campground site:
  - (a) Trailer Coach or Recreational Vehicle as defined in this bylaw
  - (b) Recreational uses such as sports fields, parks, playgrounds, picnic grounds, lodges, hiking and cross country trails and other similar uses
  - (c) Public utilities, excluding solid and liquid waste facilities.
  - (d) One (1) storage accessory building per campsite that does not exceed 9.29 sq. m (100 sq. ft) and that receives building permit approval, if necessary.
  
- (2) The following uses are prohibited within the long-term campground:
  - (a) Dwelling units on permanent foundations
  - (b) All forms of mobile homes
  - (c) Modular Homes
  - (d) Trailer coaches or trailer homes with axles and/or wheels removed
  - (e) Tents, truck campers, tent trailers, or converted buses.
  - (f) Home Based Businesses
  - (g) Outhouses
  - (h) Partially dismantled or inoperative vehicles.
  
- (3) The long-term campground shall meet the following criteria:
  - (a) Only one Trailer Coach or Recreational Vehicle shall be permitted on each campsite.
  - (b) The Trailer Coach or Recreational Vehicle on a campsite shall be equal to or less than 15 years in age.
  - (c) The Trailer Coach or Recreational Vehicle shall not be made permanent through the removal of axels and/or wheels.
  - (d) The Trailer Coach or Recreational Vehicle shall be a self-contained unit and connected to the communal water and sewer facilities that service the lot. Where no communal water or sewage facilities are proposed, a system for sewage and waste water disposal that meets municipal standards must be approved by the province prior to the approval of a development permit.
  
- (4) Site Plan Required:
  - (a) The operator of the long-term campground shall provide the development officer a plan of the campground, identifying any buildings, uses of land and the location trailer coach or recreational vehicle campsites with dimensions. The site plan shall also show internal circulation requirements, street widths, site access and egress, emergency access, parking areas, storage areas, toilet and laundry areas and recreational areas.
  - (b) The addition or rearrangement of campsites, the construction or moving of buildings, the material change in the use of the portions of land or the filling or clearing of land shall require a development permit and the operator shall submit for approval an amended plan incorporating the development.

- (5) Roads and Access:
- (a) The long-term campground shall be accessible by a registered, developed all-weather road.
  - (b) The number of access points shall be limited to control the entry and exist of vehicles. The access points shall also minimize interference with traffic flow and neighbouring uses. The location of these access points shall not route traffic through residential areas.
  - (c) Each campsite shall have direct and convenient access to a developed roadway which is not located in any required buffer area.
  - (d) The space provided for roadways within the long-term campground shall be at least 7.5 metres in width. No portion of any campsite, other use or structure shall be located in any roadway or required buffer area.
  - (e) The long-term campground and each site within shall have clear access and identification for emergency vehicles and personnel.
- (6) A long-term campground shall have within its boundaries a buffer area abutting the boundary of not less than 4.5 metres which shall contain no buildings.
- (7) The individual campsites shall not be fenced. A fence may be erected around the perimeter of the long-term campground property and shall form part of the development permit application.
- (8) Long-term outside storage of materials within individual campsites is prohibited; except as may be permitted in Section 3.13(1)(d).
- (9) Each Trailer Coach or Recreational Vehicle shall be located at least 4.5 metres from any other Trailer Coach or Recreational Vehicle and each campsite shall be in dimensions sufficient to allow such Trailer Coach or Recreational Vehicle and shall have at least one vehicular parking space provided on site in addition to the parking space for the Trailer Coach or Recreational Vehicle.
- (10) *The Public Health Act*, and associated regulations, shall be complied with in respect to all operations and development of the campground.
- (11) Council will consider applications with respect to the following criteria:
- (a) the long-term campground site is located with convenient access to the recreational features or facilities that it is intended to serve
  - (b) the size and shape of the parcel and the design of the long-term campground will ensure that each site is accessed from an interior roadway
  - (c) there is a water source suitable for public consumption at the campground
  - (d) there are suitable utilities, sewage disposal systems and facilities for the campground
  - (e) the development will not be in conflict with adjacent uses or uses currently on site.

### **3.14 Vegetation Removal**

- (1) Council shall refer development applications to Federal and/or Provincial agencies for comment on FireSmart vegetation management, FireSmart structural options and FireSmart Infrastructure in areas where the potential threat from wildfire exists.

- (2) The removal of vegetation shall not be permitted within 30 m (98.5 feet) of a shoreline except for the construction of pedestrian access ways or buildings, or the removal of dead or diseased trees provided that all other permits are in place.
- (3) For building constructions, the removal of trees further than 2.0 m (6.5 feet) from the building shall not be permitted unless it is recommended from the Federal and/or Provincial agencies that trees be removed and/or replaced by resistant vegetation through consultation with the Province.
- (4) Driveways (access ways) shall not be cleared more than 5 m (16 feet) or less than 3.7m (12.13ft.) in width. Driveways longer than 90m shall have a turnaround at the end with a radius of at least 15 m (50 feet) to accommodate emergency vehicles.
- (5) If the developer can demonstrate a compelling need for the removal of vegetation, including tree removal, within the 30.0 m (98.5 ft.) setback, Council may consider approving the necessary removal subject to the developer providing the following information:
  - a) reasons for the proposed vegetation removal;
  - b) A description of the vegetation to be removed;
  - c) A Site Plan with dimensions showing the area to be developed and any significant natural features on and adjacent to the area to be developed;
  - d) A proposed schedule for vegetation removal and hauling,
  - e) The proposed access and haul routes,
  - f) Plans for site restoration (any vegetation proposed to be replaced shall be native to the area).The replacement or restoration of vegetation near or adjacent to buildings should be deciduous trees or shrubs or maintained lawns.
- (6) When considering vegetation removal within the 30.0 m (98.5 ft.) setback, Council shall have regard for the environmental significance of the area to be cleared and the potential impacts on adjacent lands, particularly as follows:
  - a) Visual and geotechnical impacts along all lakeshores within the RM of Canwood.
  - b) Pursuant to the Basic Planning Statement, Council may refer any application to Federal and/or Provincial agencies to determine if an environmental assessment for a site proposed for development if the site contains natural hazard features such as sloughs and/or extensive tree cover. The environmental assessment may identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.
- (7) For the purposes of this Bylaw, tree clearing does not include permitted commercial logging operations.

### **3.15 Grading and Levelling of Sites**

- (1) To provide for adequate surface drainage, any proposed subdivision and/or development site shall be graded and levelled to a standard approved by the municipal engineer at the owner's expense and the owner shall ensure that the surface drainage will not adversely affect adjacent property or the stability of the land.
- (2) To prevent erosion, all excavations or fillings shall be re-vegetated with a suitable groundcover.
- (3) For any proposed excavation or filling in an environmentally sensitive area or in an area subject to flood, shoreline erosion or slope instability hazards, Council will refer the application to appropriate Federal and or Provincial agencies and other organizations to evaluate the proposal before making a decision on issuing a development permit.
- (4) For any proposed excavation or filling in a heritage sensitive area, Council shall refer the proposal to the Federal and/or Provincial agencies for their review.

### **3.16 Fire Risk**

Where Council deems appropriate, a wildfire risk assessment may be required to provide recommendations for Fire Smart development.

### **3.17 Municipal and Environmental Reserve**

Council shall consider the following for any development and/or uses on Environmental and/or Municipal Reserve Lands:

- (1) There must be appropriate public access to the use.
- (2) All stairs and boat docks must be and must appear to be open to the public.
- (3) Stairs and boat docks are limited to one per every subdivided lot.
- (4) All stairs must be approved by the RM's building inspector.
- (5) Permits for stairs and boat launches may be referred to the Department of Fisheries and Oceans Canada and the Ministry of Environment for review.
- (6) The maximum size for boat docks shall be no more than 2 meters in width and must not extend more than 20 meters from the shoreline.
- (7) By the recommendation of the RM's building inspector, any stairs and boat docks may be removed and the land restored at such time as they become abandoned, become a hazard or ownership changes hands.
- (8) Development will not occur if the shoreline area in front of a lakefront property has been deemed environmentally sensitive or restricted from development by either the municipality or other government agency.
- (9) Private boat docks, excluding launching docks, will not be developed at the lakefront portion of municipal walkways, roads or pedways.

### ~~3.18~~ ~~Parking of Recreational Vehicles Deleted [2018-09]~~

### **3.19 Discretionary Use Criteria and Standards [2019-04]**

- (1) The following criteria shall be considered in the review of discretionary use applications:
  - (a) The proposal must be in conformance with all relevant sections of the Basic Planning Statement and Zoning Bylaw;
  - (b) The proposed location for the development shall be capable of accommodating the proposed use and providing sufficient separation to incompatible land uses;
  - (c) The necessity of the use and timing of the proposal is appropriate in consideration of demand and the existing inventory within the RM, where applicable to the use proposed.
  - (d) The proposal must be capable of being economically serviced including roadways and other supportive utilities and community facilities;
  - (e) The proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property;
  - (f) The proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, light, glare, heat, dust, odour or other emission from affecting nearby properties;
  - (g) The proposal must provide sufficient access and circulation for vehicle traffic the development will generate, as well as providing an adequate supply of onsite parking and loading spaces;
  - (h) The proposal must adequately address waste associated with the use and any receptacles required to do so may be required to be supplied by the developer; and
  - (i) The proposal must provide sufficient landscaping and screening and, where possible, shall preserve existing vegetation.
  - (j) The proposal is appropriately located, arranged and serviced in an environmentally suitable manner.
- (2) Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a development permit subject to any development standards prescribed by Council which shall be based on the following and the Act:
  - (a) Sites shall be landscaped, screened and fenced where necessary to maintain the character and amenity of the neighbourhood;
  - (b) A buffer strip and landscaping requirements may be required to separate adjacent uses;
  - (c) Council may attach special conditions to the development permit to regulate site drainage;

- (d) Adequate onsite parking and loading facilities shall be provided and maintained;
- (e) Adequate receptacles for refuse and litter shall be supplied;
- (f) Vehicle access points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards;
- (g) The density, size, height and location of principal or accessory structures may be regulated so as not to detract from the character and amenity of the area;
- (h) Council may attach special conditions to the development permit to regulate sound, light, glare, heat, dust, or other emission, and limit hours of operation where it would detract from the amenity of the area; and
- (i) Any other applicable standard identified in this bylaw.

## **SECTION 4 - ZONING DISTRICTS**

### **4.1 Districts**

For the purpose of applying this bylaw, the municipality is divided into zoning districts as shown on the map entitled "Zoning District Map" which is attached and forms part of this bylaw.

### **4.2 Boundaries**

The boundaries of the said districts are site lines, centre lines of streets, lanes, roads or such lines extended and the boundaries of the municipality.

### **4.3 Regulations**

Regulations for the zoning districts are outlined in the following sections.

## SECTION 5 - AR - AGRICULTURAL RESIDENTIAL DISTRICT

### 5.1 Permitted Uses

The following uses are permitted in this district:

#### 5.1.1 Principal Uses

- (1) ***Agricultural uses***
  - (a) Field crops.
  - (b) Pastures for the raising of livestock (excluding an I.L.O).
  - (c) Farmsteads, where located on a site of one quarter section or more.
- (2) ***Resource-based uses***
  - (a) Petroleum exploration or extraction wells and related facilities.
  - (b) Petroleum pipelines and related facilities.
  - (c) Metallic or non-metallic mineral mines or extraction facilities.
- (3) ***Other uses***
  - (a) Places of worship, cemeteries, and non-residential schools.
  - (b) Radio, television and microwave towers.
  - (c) Public parks and public recreational facilities.
  - (d) Historical and archaeological sites, and wildlife and conservation management areas.
  - (e) Public utilities, excluding solid and liquid waste disposal sites.
  - (f) Municipal facilities.

#### 5.1.2 Ancillary Uses

- (1) Uses ancillary to a principal agricultural use on the same site.
  - (a) Facilities for the preparation for sale of crops grown by the agricultural operation.
  - (b) Fish farming.

#### 5.1.3 Accessory Uses and Buildings

- (1) Farm buildings and structures for a principal agricultural use on the site, excluding a dwelling. **[2019-10]**
- (2) Facilities for direct sale of crops grown by the agricultural operation to the consumer.
- (3) Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or residence.
- (4) Private garages, sheds, and buildings accessory to any single detached dwelling on the site.
- (5) Accessory buildings and uses for resource-based uses.
- (6) Accessory buildings and uses for other principal uses listed above, excluding a dwelling. **[2019-10]**

## 5.2 Discretionary Uses

The following uses are discretionary in this district:

### 5.2.1 Principal Uses

#### (1) *Agricultural uses*

- (a) Intensive livestock operations (includes game farm animals) subject to Section 5.4.1.
- (b) Intensive agricultural operations.
- (c) Beehives and honey extraction facilities.
- (d) Market gardens for the production of fruits, vegetables and flowers or other horticultural products. [2014-05]

#### (2) *Residential uses*

- (a) Any residence or farmstead on a site of less than a quarter section.
- (b) A bunkhouse or an additional residence for employees or partners of the operator engaged in the agricultural operation. [2019-10]

#### (3) *Commercial uses*

- (a) Agricultural product processing.
- (b) Agricultural equipment, fuel, and chemical supply establishments.
- (c) Agricultural service and contracting establishments.
- (d) Grain elevators and related uses.
- (e) Gravel pits and gravel crushing operations.
- (f) Machine shops and metal fabricators.
- (g) Machinery or automotive salvage or storage yards.
- (h) Petroleum or mineral processing facilities.
- (i) Recreational commercial uses - including sports arenas, golf courses, tourist campgrounds, and other similar uses.
- (j) Hunt farms
- (k) Gun ranges
- (l) Agricultural, industrial and automotive equipment sales.
- (m) Long-Term Campgrounds [2012-09]
- (n) Cannabis production facility or cannabis retail outlet [2024-10]

#### (4) *Other uses*

- (a) Church residences and residential religious institutions.
- (b) Residential schools.
- (c) Institutional camps.
- (d) Airports and private airstrips.
- (e) Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soils.

### 5.2.2 Ancillary Uses including buildings and uses ancillary to a discretionary principal use.

- (1) Vacation farms, where ancillary to a farmstead on the same site.
- (2) Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site.
- (3) Home-based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes.
- (4) Agricultural related commercial uses ancillary to a farmstead on the same site.

### 5.2.3 Accessory Uses including buildings and uses accessory to a discretionary principal use.



## 5.3 Regulations

### 5.3.1 Subdivision

The subdivision of any land within the AR - Agricultural Residential District is subject to the policies contained in the Basic Planning Statement.

### 5.3.2 Site Requirements

- (1) Density - A quarter section or portion thereof may contain a combined maximum of four (4) sites for any Agricultural, Residential or Commercial principal use. [2009-06]
  - (b) Additional sites may be considered by Council where a quarter section has been divided by a highway, developed road, or a river, lake or significant stream, and the proposed additional sites have direct access to a developed road. [2018-03]
- (2) Minimum Site Frontage - The minimum site frontage shall be 30 metres (98.43 ft.).
- (3) Minimum Site Area - No site shall be less than 2 hectares (5 acres).
- 4) Exemptions from minimum frontage and area requirements:
  - (a) Sites for *resource-based uses* listed in Section 5.1.1(2), and
  - (b) Sites for *other uses* listed in Sections 5.1.1(3), and 5.2.1(4). (Institutional and service type uses).

### 5.3.3 Farmstead [2019-10]

- (1) A farmstead may contain the following where located on the same parcel:
  - (a) A residence for the operator of an agricultural operation;
  - (b) Facilities for the temporary holding of livestock raised in the operation, in lesser numbers than constitutes an I.L.O (unless approved as an I.L.O); and
  - (c) Buildings for permitted accessory and ancillary uses, excluding a dwelling.

### 5.3.4 Building Setback Requirements

- (1) The minimum setback of buildings, including dwellings from the centre line of a developed road or municipal road allowance shall be 150 ft. (45.75 metres).
- (2) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway shall be 150 ft. (45.75 metres) or such greater distance as may be required by the applicable federal or provincial department or agency.
- (3) No dwelling shall be located with less than a minimum separation distance to an operation of other than the resident of the dwelling as follows:
  - (a) the separation distance to an intensive livestock operation as regulated in Section 5.4.1;

- (b) 305 metres (1,000 ft.) from a public or licensed private solid or liquid waste disposal facility;
  - (c) 305 metres (1,000 ft.) from a honey processing facility;
  - (d) Council may accept a lesser minimum separation distance to the above operations than required by Clauses 3(a), 3(b), and 3(c) as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements;
  - (e) 305 metres (1,000 ft.) to a non-refrigerated anhydrous ammonia facility licensed by the Province; and
  - (f) 600 metres (1,970 ft.) to a refrigerated anhydrous ammonia facility licensed by the Province.
- (4) No dwelling or other building shall be located within the approach surface for any airport or airstrip.
- (5) All structures, shelterbelts, earth piles, dugouts, gravel pits, and machinery storage shall comply with the same setback requirements as for buildings.
- (6) Notwithstanding section 5.3.4(5) above, a fence shall be exempt from required setbacks provided no part encroaches on a right-of-way or creates a traffic safety hazard in the site triangle of any intersection. [2020-15]

## **5.4 Development Standards for Discretionary Uses**

### **5.4.1 Intensive Livestock Operations**

- (1) Council is governed by the location criteria contained in Section 4.3 of the Basic Planning Statement in giving discretionary approval for an I.L.O.
- (2) Development of any temporary facility and part of a site shall also require a development permit as a discretionary use if it meets the definition of an I.L.O.
- (2) Approval of an intensive livestock operation shall be for a specific maximum number of animal units specified by Council as a condition of the development permit. A new discretionary approval shall be required for the expansion of an I.L.O. for which a greater separation distance is identified according to Table 3.1 in the Basic Planning Statement or to substantially alter the species of animals in the operation.

### **5.4.2 Intensive Agricultural Operations**

- (1) In the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, which supply shall be sufficient to meet the needs of that operation without detrimental effects on the supply or ground water used by neighbouring properties.
- (2) The operation may include a farmstead or dwelling on the same site subject to Section 5.3.2.

### **5.4.3 Keeping of Animals on Residential Sites other than Farmsteads**

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 10 acres. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
- (2) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.

### **5.4.4 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) A personal care home may be established as a home-based business and must be licensed under *The Personal Care Homes Act*.
- (3) Council may apply special standards in the issuing of a development permit limiting the size of operation, buildings used for the operation, and number of non-resident employees. Any increase in the operation as applied for or approved shall require a new discretionary approval.

#### **5.4.5 Vacation Farms and Bed-and-Breakfast Homes**

- (1) Vacation farms and bed-and-breakfast homes shall comply with Section 3.11.
- (2) Council may apply special standards in the issuing of a development permit limiting the number of rooms, cabins or camping spaces that may be permitted in conjunction with the operation.

#### **5.4.6 Commercial Uses**

- (1) Where ancillary to a farmstead, Council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and number of non-resident employees.
- (2) An increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a development permit subject to discretionary approval by Council.
- (3) Council may require special standards for the location, setback or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

#### **5.4.7 Campgrounds**

- (1) Campground development shall comply with Section 3.12. and Section 3.13 [2012-09]

#### **5.4.8 Bunkhouse or Residence for Agricultural Employees or Partners [2019-10]**

- (1) The bunkhouse or residence will provide accommodation for employees or partners of the operator engaged in the agricultural operation.
- (2) Proof of active employment or partnership in the agricultural operation shall be provided with the application.
- (3) Wherever possible, the bunkhouse or residence must tie into the existing water, wastewater, access roads and approaches servicing the existing residence on the site.
- (4) The approval of a bunkhouse or a residence for agricultural employees or partners shall not be construed, in any way, as consent or approval for future subdivision.
- (5) Council may apply conditions in the issuing of a development permit limiting the size of the bunkhouse or residence and the timeframe or conditions in which the permit is valid.

### **5.4.9 Sand and Gravel Operations [2020-15]**

- (1) All sand and gravel operations shall meet applicable municipal, provincial and federal requirements including the policies set out in the Basic Planning Statement. The RM may reference the Ministry of Environment's Reclamation Guidelines for Sand and Gravel Operations in reviewing an application and their reclamation plan.
- (2) An approval for a sand and gravel operation will be issued for a maximum of 5 years and may be renewed at the discretion of Council through the development permit process. Existing gravel pits that have been inactive for a period of 12 months will require a new development permit.
- (3) Applicants will be required to provide:
  - (a) A plan showing the location of the proposed area of operation, site boundaries, storage of extracted materials, the depth of excavation and the quantity of topsoil to be removed;
  - (b) A description of the excavation, disposal and stripping or grading operation, project phasing, and hours of operation;
  - (c) A reclamation plan detailing the phasing of remediation and final site conditions following the completion of the operation;
  - (d) A description of the measures to be taken for the prevention or mitigation of dust, noise, public safety, and other effects to surrounding land uses and the public;
  - (e) Information that identifies the projected volumes of truck traffic on the roads, the proposed road impacts and the proposed measures to minimize negative impacts on the other road users and the public; and
  - (f) Method for storm water management/drainage control and erosion and sediment control.
- (4) Active open pit areas shall not exceed 5 acres in size. Progressive remediation may be required. Finalized reclamation shall be finished within six months of completing excavation.
- (5) Where a sand and gravel development is proposed within the vicinity of a water source, the applicant may be required to provide a professional hydrological study outlining necessary mitigation measures.
- (6) Council may require the applicant to enter into a road maintenance agreement, or other similar agreement, that will provide for the additional costs of required municipal services and protection of municipal infrastructure.
- (7) Approaches to the development shall be located away from existing residences.
- (8) Land use incompatibility, public safety, dust, noise, nuisance and pollution shall be avoided or minimized by the use of appropriate routes, fencing, signage, buffers and screening.
- (9) To address potential land use conflicts, Council may limit the hours of operation as a condition of approval.
- (10) The applicant may be responsible for providing a bond or other method of security/financial guarantee, in a form acceptable to the RM, to be held by the RM to ensure the land is reclaimed to a satisfactory condition. Once the site has been satisfactorily restored, the bond or security will be discharged.
- (11) Council may require an agreement be entered into with the developer to ensure the development complies with all relevant requirements of this bylaw and conditions of approval. The agreement may be registered as an interest on title at the cost of the developer.

## SECTION 6 - F - FOREST DISTRICT

### 6.1 Permitted Uses

The following uses are permitted in this district:

#### 6.1.1 Principal Uses

- (1) ***Natural Resource Harvesting***
  - (a) Logging, silviculture, timber processing, and related tree harvesting operations.
  - (b) Wild plant harvesting, or grazing.
  - (c) Commercial trapping, hunting and fishing.
  - (d) Mining, gravel extraction, and mineral resource exploration.
  - (e) Petroleum exploration, extraction, and related transportation and storage facilities.
- (2) ***Recreational***
  - (a) Sport hunting and angling.
  - (b) Recreational trails.
  - (c) Picnic sites, camping, highway rest stops, and natural or historic interpretation sites.
  - (d) Public parks, and conservation areas or wildlife management areas.
- (3) ***Public utilities*** and ***municipal facilities***, except solid and liquid waste disposal facilities.

**6.1.2 Accessory Uses** including uses and buildings accessory to principal use on the site other than residences.

### 6.2 Discretionary Uses

The following uses are discretionary in this district:

#### 6.2.1 Principal Uses

- (1) ***Residential***
  - (a) Isolated cabins.
  - (b) One-unit dwellings.
- (2) ***Recreational***
  - (a) Outfitters, hunting base camps, and other guided recreational activity camps.

### 6.3 Regulations

The requirements and regulations established by Saskatchewan Environment and Resource Management shall apply.

#### 6.3.1 Access

- (1) Council shall not be required to approve any development that requires permanent and legal access to a road, unless that site abuts a provincial highway.
- (2) Council may deny any development where in its opinion the site requires the development of legal and physical access. As a condition of approval, Council may require the applicant to enter into an agreement to provide for the development maintenance of suitable access and may require physical closure of a road when the site is abandoned.

## SECTION 7 - H - HAMLET DISTRICT

### 7.1 Permitted Uses

The following uses are permitted in this district:

#### 7.1.1 Principal Uses

- (1) **Residential**
  - (a) Single detached dwelling.
  - (b) Mobile home on a permanent foundation.
- (2) **Recreational uses**
  - (a) Public sports fields and parks.
  - (b) Rinks.
- (3) **Institutional uses**
  - (a) Community halls, public museums, and libraries.
  - (b) Non-residential schools and educational institutions.
  - (c) Places of worship.

**7.1.2 Accessory Uses** including uses and buildings customarily accessory and subordinate to the principal use on the site.

### 7.2 Discretionary Uses

The following uses are discretionary in this district:

#### 7.2.1 Principal Uses

- (1) **Commercial uses**
  - (a) All retail store, commercial retail service, restaurant, and public accommodation establishments.
  - (b) Veterinary clinics and hospitals.
  - (c) Cannabis retail outlet. [2024-10]
- (2) **Industrial and agricultural service uses**
  - (a) Agricultural equipment, motor vehicle, or recreational equipment dealers and service establishments.
  - (b) Agricultural seed, fuel, and chemical supply establishments.
  - (c) Agricultural product storage, transshipment, service and contracting establishments, excluding facilities for the handling of large animals.
  - (d) Construction trades.
  - (e) Manufacturing or processing establishments.
  - (f) Welding, machine shops, and metal fabricating.

#### 7.2.2 Ancillary Uses

- (1) Bed and breakfast homes where ancillary to a residence on the same site.
- (2) Home-based businesses where ancillary to a residence on the same site, including personal care homes.

**7.3 Regulations**

**7.3.1 Site Area Requirements**

- (1) Service stations, gas bars, industrial and agricultural service uses- Minimum - 1,000 m<sup>2</sup> (10,764 square feet).
- (2) Public utilities and municipal facilities - Minimum - none.
- (3) All other uses - Minimum - 450 m<sup>2</sup> (4845 square feet).

**7.3.2 Site Frontage Requirements**

- (1) Service stations, gas bars, industrial and agricultural service uses - Minimum - 30 metres (100 feet).
- (2) Public utilities and municipal facilities - Minimum - none.
- (3) All other uses - Minimum - 15 metres (50 feet).

**7.3.3 Yard Requirements - Residential Uses**

- (1) Front Yard - Minimum - 6 metres (20 feet)
- (2) Side yard - Minimum - 1.5 metres (5 feet)
- (3) Rear Yard - principal building - Minimum - 6 metres (20 feet)
- accessory building - Minimum - 1.5 metres (5 feet)

**7.3.4 Yard Requirements - Other Uses**

- (1) A yard abutting a highway - As required by Sask. Highways and Transportation, but not less than 6 metres (20 feet)
- (2) A yard abutting a highway frontage road or municipal road allowance - Minimum - 6 metres (20 feet)
- (3) A front yard for service stations, gas bars, industrial and agricultural service uses- Minimum - 6 metres (20 feet).
- (4) A yard abutting a residential use without an intervening street - Minimum - 3 metres (10 feet)
- (5) Any yard abutting a railway - Minimum - nil
- (6) Any other yard Minimum - nil
- (7) The yard requirements shall not apply to any public utility, municipal facility, or public recreational use.

**7.3.5 Site Coverage by Buildings**

- (1) Residential uses - Maximum - 35%
- (2) All other uses except public utilities - Maximum - 50%

**7.3.6 Floor Area**

- (1) Detached buildings accessory to a residential use - Maximum - 100 m<sup>2</sup> (1,076 sq. ft.)

### **7.3.7 Residential Development**

- (1) **Mobile Homes** shall bear C.S.A. Standard Z240 (1979), or later revisions thereto, approval and be securely attached to a permanent foundation prior to occupancy.
- (2) **Reduced Front Yard** - Where on a residential block the dwelling in an abutting lot is legally located less than the minimum front yard required by Section 7.3.3, the front yard may be reduced up to the lesser front yard of the abutting lot, but not less than 3 metres (10 feet).

### **7.3.8 Animals**

- (1) The keeping, handling, sale or transshipment of cattle, horses, pigs, goats or sheep is prohibited within this district.

### **7.3.9 Sign Size**

- (1) The maximum facial area of a sign on residential sites shall be 1.2 square metres (12.9 sq. ft.).
- (2) The maximum facial area of a sign on service stations, gas bar, industrial and agricultural service use sites shall be 6.5 square metres (70 sq. ft.).
- (3) The maximum facial area of a sign on all other sites shall be 3.5 square metres (37.7 sq. ft.).

## **7.4 Development Standards for Discretionary Uses**

### **7.4.1 Commercial Industrial and Agricultural Service Uses**

- (1) Council will apply the criteria of Section 6.3 of the Basic Planning Statement in considering locations for commercial, industrial or agricultural service uses.
- (2) Council may apply special standards in the issuing of a development permit for screening of storage areas, fencing, or required yards adjacent to residential uses.

### **7.4.2 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) A home-based business shall not include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

### **7.4.3 Bed-and-Breakfast Homes**

- (1) Bed-and-breakfast homes shall comply with Section 3.11.
- (2) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

## SECTION 8 - R - RESIDENTIAL DISTRICT

### 8.1 Permitted Uses

The following uses are permitted in this district:

- (1) **Residential:**
  - (a) Single detached dwelling.
  - (b) Mobile home on a permanent foundation.
- (2) **Public utilities**, except solid and liquid waste disposal facilities.
- (3) **Uses and buildings accessory to residential principal use on the site:**
  - (a) Private garages, whether detached or attached to a dwelling unit.
  - (b) Garden sheds used for the storage of non-industrial yard maintenance equipment.
  - (c) Greenhouses where accessory to a residential use.
  - (d) Keeping of animals on the same site as the residence, subject to Section 8.3.6.
  - (e) Barns and stables for animals permitted by Section 8.3.6.
  - (f) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
  - (g) Field crops.

### 8.2 Discretionary Uses

The following uses are discretionary in this district:

- (1) **Institutional uses:**
  - (a) Non-residential schools and educational institutions.
  - (b) Places of worship, and religious institutions.
- (2) **Commercial uses:**
  - (a) Convenience stores with or without gas bars.
  - (b) Cannabis retail outlet. [2024-10]
- (3) **Recreational uses:**
  - (a) Public sports fields and parks.
  - (b) Golf courses.
  - (c) Rinks, arenas, and community halls.
  - (d) Other public or non-profit recreational facilities.
- (4) **Solid and liquid waste disposal facilities.**
- (5) **The following ancillary uses:**
  - (a) Bed-and-breakfast homes, where ancillary to a residence on the same site.
  - (b) Home-based businesses, where ancillary to a residence on the same site, including personal care homes.
  - (c) Dwellings ancillary to an institutional, recreational or commercial use.
- (6) **Accessory uses and buildings** which form part of an approved discretionary use are permitted.

## 8.3 Regulations

### 8.3.1 Site Area Requirements

- |                                 |   |
|---------------------------------|---|
| (1) Residential:                | <b>Minimum - 0.4 hectare (1 acre) [2010-03]</b><br>Maximum - 16 hectares (40 acres).                            |
| (2) Institutional & commercial: | Minimum - 900 square metres (9,688 square feet).  |
| (3) All other uses:             | Minimum - none.   |
| (4) <b>Site Densities</b>       | <b>Maximum of 16 – one (1) acre sites per quarter section for a total of 20 – one (1) acre sites. [2011-04]</b> |

### 8.3.2 Site Frontage Requirements

- |                                 |                                 |
|---------------------------------|---------------------------------|
| (1) Residential:                | Minimum - 30 metres (100 feet). |
| (2) Institutional & commercial: | Minimum - 30 metres (100 feet). |
| (3) All other uses:             | Minimum - none.                 |

### 8.3.3 Yard Requirements

- (1) The minimum setback of buildings, including dwellings, from the centre line of a municipal road allowance, municipal grid road, or main farm access road shall be 150 feet (45.75 m).
- (2) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway shall be 150 feet (45.75 m) or such greater distance as may be required by the applicable federal and or provincial departments and or agencies.
- (3) A yard abutting any other road: Minimum - 7.6 metres (25 feet)
- (4) Any other yard: Minimum - 3 metres (10 feet)
- (5) The yard requirements shall not apply to any public utility, municipal facility, or a public recreational use.

### 8.3.4 Floor Area

- |                                   |   |
|-----------------------------------|---|
| (1) Detached accessory buildings: | Maximum - 100 m. <sup>2</sup> (1,076 ft. <sup>2</sup> ) |
|-----------------------------------|---|

### 8.3.5 Outside Storage

- (1) No outside storage shall be permitted in a yard abutting a road.
- (2) Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.

### 8.3.6 Keeping of Animals

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 2 hectares (5 acres). Four (4) large animals will be permitted on a site of at least 4 hectares (10 acres).

For each additional 1.2 hectares (3 acres), one (1) additional large animal will be permitted. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.

- (2) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.
- (3) The use of vacant residential sites for pasture of animals is prohibited.

## **8.4 Development Standards For Discretionary Uses**

### **8.4.1 Solid and Liquid Waste Disposal Facilities**

- (1) Development and maintenance of a solid or liquid waste disposal facility shall be subject to Section 3.9.

### **8.4.2 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) No home-based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.
- (4) Council may apply special standards in the issuing of a development permit limiting the size of operation and buildings used for the operation. Non-resident employees are not permitted in this district. Any increase in the operation as applied for or approved shall require a new discretionary approval.

### **8.4.3 Bed-and-Breakfast Homes**

- (1) Bed-and-breakfast homes shall comply with Section 3.11.
- (2) Council may apply special standards in the issuing of a development permit limiting the number of rooms or buildings that may be permitted in conjunction with the operation.

## SECTION 9 - LD - LAKESHORE DEVELOPMENT DISTRICT

### 9.1 Permitted Uses

The following uses are permitted in this district.

#### 9.1.1 Principal Uses

- (1) **Residential uses**
  - (a) Single detached dwelling.
  - (b) Mobile home - permanent foundation
- (2) **Public utilities**, except solid and liquid waste disposal facilities.
- (3) Community halls, public sports fields and parks, and municipal service facilities.

#### 9.1.2 Accessory Uses including uses and buildings accessory to the permitted principal use on the site.

**See Also Section 3.2.1(a) [2007-5]**

### 9.2 Discretionary Uses

The following uses are discretionary in this district:

#### 9.2.1 Principal Uses

- (1) **Recreational uses**
  - (a) Campgrounds
  - (b) Golf courses
  - (c) Other non-profit community recreational facilities
  - (d) Marinas
  - (e) **Long-Term Campgrounds [2012-09]**
- (2) **Commercial uses**
  - (a) Convenience stores with or without gas bars.
  - (b) Bait and tackle stores with or without boat rental or gas bars.
  - (c) Commercial recreation facilities.
  - (d) Motels, tourist cabins, or lodges, with or without a restaurant.
  - (e) **Cannabis retail outlet. [2024-10]**
- (3) **Home-based business**, where ancillary to a residence on the same site.

#### 9.2.2 Accessory Uses including uses and buildings customarily accessory and subordinate to the discretionary principal use on the site.

## 9.3 Regulations

### 9.3.1 Site Area Requirements

- |                      |  |
|----------------------|--|
| (1) Residential -    | Minimum - 550 m <sup>2</sup> (6000 square feet). |
| (2) Commercial -     | Minimum - 900 square metres (9,688 square feet). |
| (3) Campgrounds -    | Minimum - 0.4 hectares (1 acre).                 |
| (4) All other uses - | Minimum - none.                                  |

### 9.3.2 Site Frontage Requirements

- |                                  |                                 |
|----------------------------------|---------------------------------|
| (1) Residential -                | Minimum - 18 metres (60 feet).  |
| (2) Commercial and Campgrounds - | Minimum - 30 metres (100 feet). |
| (3) All other uses -             | Minimum - none.                 |

### 9.3.3 Yard Requirements

- |  |  |
|--|--|
| (1) Lake front residential lots:   |  |
| (a) Front Yard (abutting street)   |  |
| - Principal buildings -  | Minimum - 6 metres (20 feet)   |
| - Accessory buildings -  | Minimum - 1.5 metres (5 feet) subject to Clause (d).   |
| (b) Side yard -  | Minimum - 1.5 metres (5 feet)  |
| (c) Rear Yard (lake side)  |  |
| - Principal buildings -  | Minimum - 4.5 metres (15 feet)   |
| - Accessory buildings -  | Minimum - 4.5 metres (15 feet)   |
| (d) Accessory buildings shall not cover more than 48% of the required front yard for principal buildings. [2006-6]   |  |
| (2) All other residential lots:  |  |
| (a) Front Yard (abutting street)   |  |
| - All buildings -  | Minimum - 6 metres (20 feet)   |
| (b) Side yard -  | Minimum - 1.5 metres (5 feet)  |
| (c) Rear Yard  |  |
| - Principal buildings -  | [2008-2] Minimum - 6 metres (20 feet) except in situations where the site frontage is 15 metres (50') or less, then the minimum is 1.5 metres. |
| - Accessory buildings -  | Minimum - 1.5 metres (5 feet)  |
| (d) Accessory buildings shall not cover more than 48% of the required front yard for principal buildings. [2008-2]   |  |
| (3) Commercial uses:   |  |
| (a) All yards -  | Minimum - 6 metres (20 feet)   |
| (4) Public parks, municipal facilities and public utilities:   |  |
| (a) All yards -  | No requirements  |
| (5) All other uses:  |  |
| (a) Yard abutting a street -   | Minimum - 6 metres (20 feet)   |
| (b) All other yards -  | Minimum - 1.5 metres (5 feet)  |
| (6) For the purpose of this section, a lakefront residential lot shall include any lot proposed for residential development that abuts the bank of the lake, or abuts dedicated land that borders the bank of the lake within 30 metres (100 ft) of the rear lot line. |  |

### **9.3.4 Floor Area**

- (1) Detached accessory buildings - Maximum – cannot exceed 18% of the square footage of the site area (*Bylaw 2007-5*)

### **9.3.5 Residential Development**

- (1) Mobile Homes shall;
- (a) bear C.S.A. Standard Z240 (1979), or later revisions thereto, approval;
  - (b) be attached to an approved septic system prior to occupancy; and
  - (c) be securely attached to the ground and skirted with a material compatible with the exterior finish of the mobile home, prior to occupancy.

### **9.3.6 Sign Size**

- (1) The maximum facial area of a sign on residential sites shall be 1.2 square metres (12.9<sup>ft.</sup> ..)
- (2) The maximum facial area of a sign on all other sites shall be 3.5 square metres ( 37.7<sup>ft.</sup> ..)

## **9.4 Development Standards for Discretionary Uses**

### **9.4.1 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) No home-based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

### **9.4.2 Commercial Uses**

- (1) The principal building for a confectionery or bait and tackle shop shall not exceed floor area of 100 m<sup>2</sup> (1,076<sup>ft.</sup> ) devoted to the commercial use.
- (2) One ancillary residence for the operator of the commercial use is permitted on the site, but the minimum site area shall be the sum of the minimum site areas for a residential lot and a commercial lot.

### **9.4.3 Campgrounds**

- (1) Campgrounds shall comply with Section 3.12. And 3.13

**SECTION 10 – LD2 - LAKESHORE DEVELOPMENT 2 DISTRICT [2012-09]**

The intent of this district is to provide provisions for subdivisions and developments within the LD2 – Lakeshore Development 2 District. The LD2 – Lakeshore Development 2 District shall be used any new development near or adjacent to any lake within the Rural Municipality of Canwood No. 494. The LD – Lakeshore Development District will be used when considering developments on existing lots.

**10.1 Permitted Uses**

The following uses are permitted in this district.

**10.1.1 Principal Uses**

- (1) Residential uses
  - (a) Single detached dwelling.
  - (b) Mobile home - permanent foundation
- (2) Public utilities, except solid and liquid waste disposal facilities.
- (3) Community halls, public sports fields and parks, and municipal service facilities on municipal reserve lands.

**10.1.2 Accessory Uses**

- (1) Uses and buildings accessory to the permitted principal use on the site.

**10.2 Discretionary Uses**

The following uses are discretionary in this district:

**10.2.1 Principal Uses**

- (1) Recreational uses
  - (a) Campgrounds and Long-term Campgrounds
  - (b) Golf courses
  - (c) Other non-profit community recreational facilities not located on municipal reserve
  - (d) Marinas
- (2) Commercial uses
  - (a) Convenience stores with or without gas bars.
  - (b) Bait and tackle stores with or without boat rental or gas bars.
  - (c) Commercial recreation facilities.

- (d) Motels, tourist cabins, or lodges, with or without a restaurant.
  - (e) Green houses or nurseries
- (3) Home-based business, where ancillary to a residence on the same site.

### **10.2.2 Accessory Uses**

- (1) Uses and buildings customarily accessory and subordinate to the discretionary principal use on the site.

### **10.2.3 Environmental and/or Municipal Reserve Lands**

- (1) Access to a water body
- (2) Boat docks
- (3) Stairs

## **10.3 Regulations**

### **10.3.1 Site Area Requirements**

- (1) Residential  
Minimum – 1393 sq. m (15,000 sq. ft.)  
Maximum - 1858 sq. (20,000 sq. ft.).
- (2) Commercial  
Minimum - 1393 sq. (15,000 sq. ft.).
- (3) Campgrounds  
Minimum - 0.4 ha (1 ac).
- (4) All other uses  
Minimum - none.

### **10.3.2 Frontage Requirements**

- (1) Residential  
Minimum – 30.48 m (100 ft.)
- (2) Commercial Uses (including Campgrounds)  
Minimum – 45.75 m (150 ft.)
- (3) All other uses  
Minimum - none.

### **10.3.3 Yard Requirements**

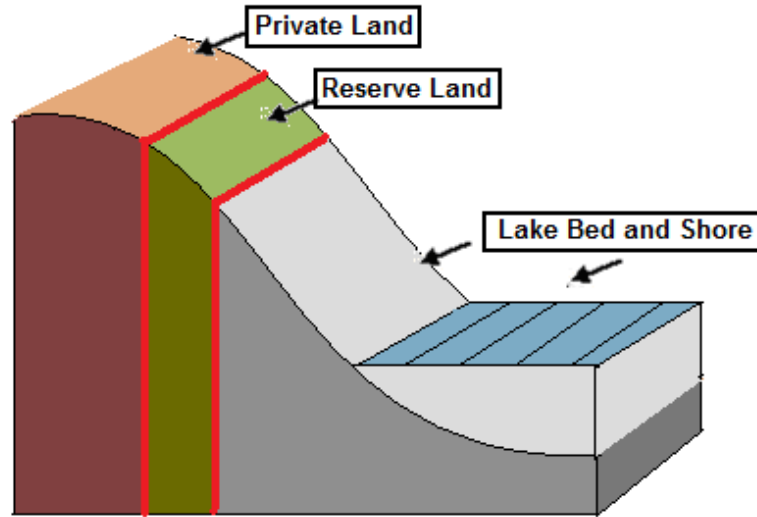
A greater setback requirement may be required subject to Section 3.1 – Hazard Lands Regulations.

- (1) Lakefront residential lots:

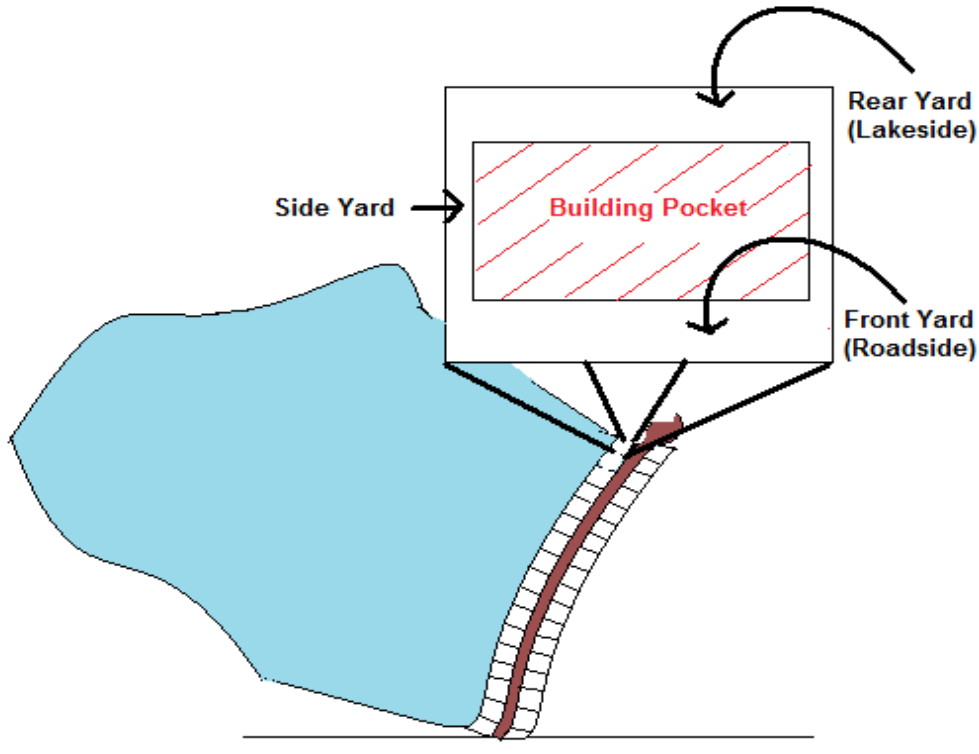
- (a) Front Yard (Roadside) – Principal Buildings
    - Minimum - 6 m (20 ft.) from the internal subdivision road
    - Minimum – 45.75 m (150 ft.) from the centre line of a municipal road allowance, municipal grid road, main farm access road or provincial highway or such greater distance as may be required by the applicable federal and or provincial departments and or agencies.
  - (b) Front Yard (abutting street) - Accessory buildings
    - Minimum - 1.5 m (5 ft.) from the internal subdivision road
    - Minimum – 45.75 m (150 ft.) from the centre line of a municipal road allowance, municipal grid road, main farm access road or provincial highway or such greater distance as may be required by the applicable federal and or provincial departments and or agencies.
  - (c) Side yard  
Minimum - 3 m (10 ft.)
  - (d) Rear Yard (Lake side) - Principal buildings  
Minimum – 10.6 m (35 ft.)
  - (e) Rear Yard (Lake side) - Accessory buildings  
Minimum – 10.6 metres (35 ft.)
- (2) All other residential lots:
- (a) Front Yard (abutting street)  
Minimum - 6 metres (20 feet)
  - (b) Side yard  
Minimum - 1.5 metres (5 feet)
  - (c) Rear Yard - Principal buildings  
Minimum - 6 metres (20 feet) except in situations where the existing site frontage is 15 metres (50 feet) or less, then the minimum is 1.5 metres (5 feet).
  - (d) Rear Yard - Accessory buildings  
Minimum - 1.5 metres (5 feet)
- (3) Commercial uses:
- (a) All yards  
Minimum - 6 metres (20 feet)
- (4) Public parks, municipal facilities and public utilities:
- (a) All yards  
No requirements
- (5) All other uses:
- (a) Yard abutting a street  
Minimum - 6 metres (20 feet)
  - (b) All other yards  
Minimum - 1.5 metres (5 feet)

- (6) For the purpose of this section, a lakefront residential lot shall include any lot proposed for residential development that abuts the bank of the lake, or abuts dedicated land that borders the bank of the lake within 30 metres (100 ft.) of the rear lot line

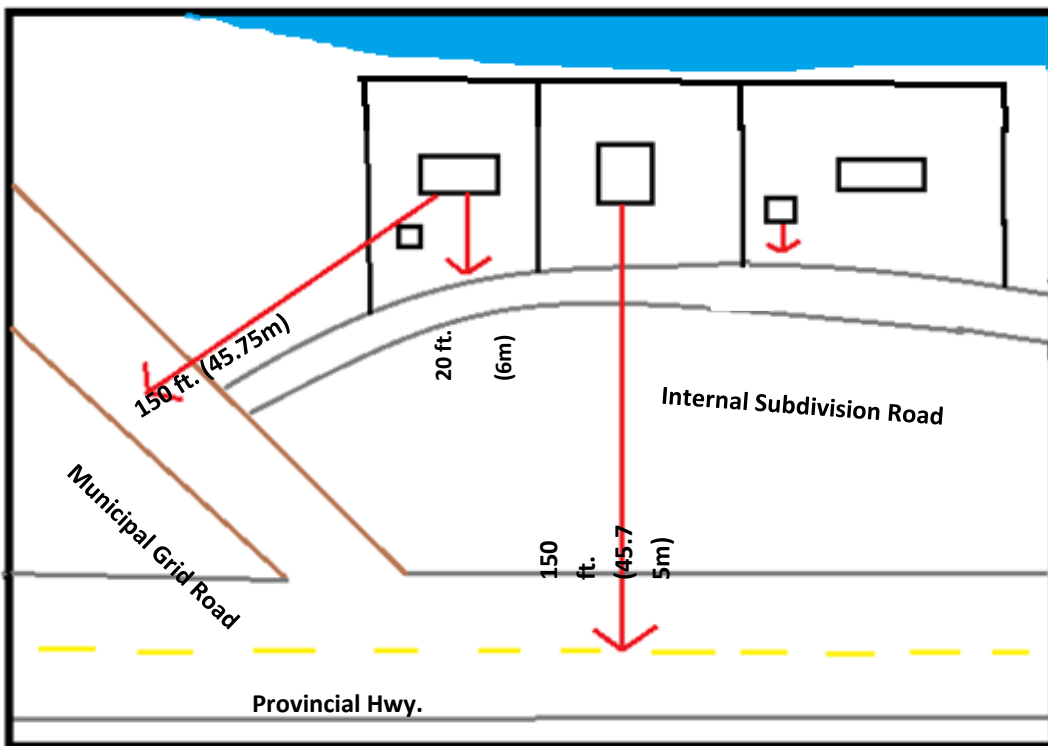
**10.3.3 Figure 1: Private Land, Reserve Land and Lake Bed and Shore**



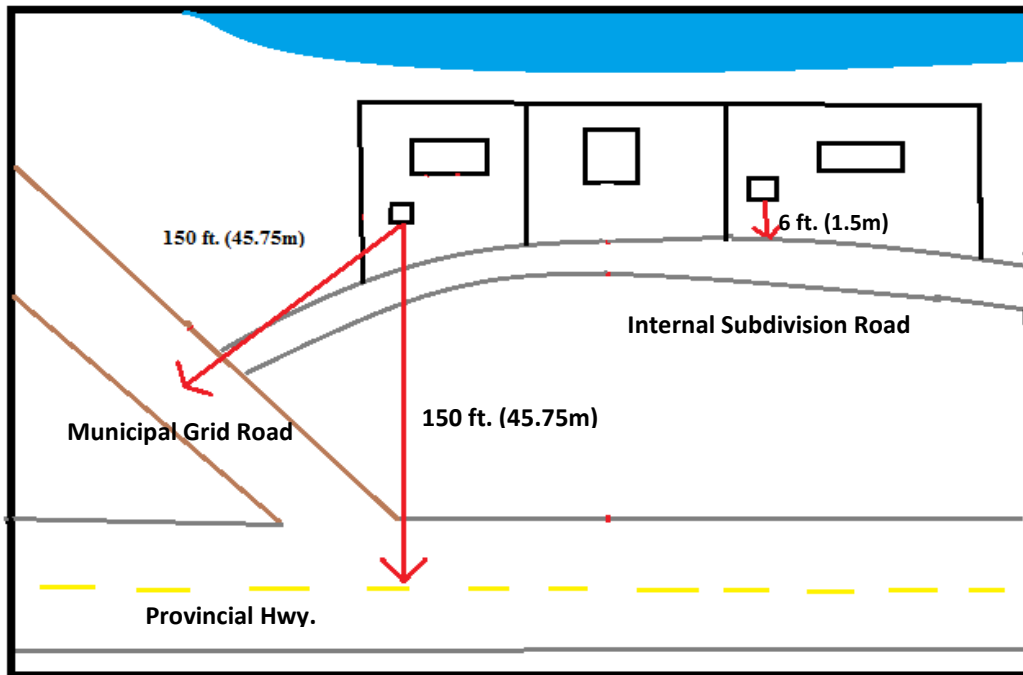
**10.3.3 Figure 2: Setback Requirements**



**10.3.3 Figure 3: Principal Building Setback Requirements from Municipal Grid Road and Provincial Highway**



### 10.3.3 Figure 4: Accessory Building Setback Requirements from Municipal Grid Road and Provincial Highway



- (1) Floor Area for detached accessory buildings:  
Maximum – 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>.)
- (2) Height for detached accessory buildings:  
Maximum – 4.87m (16 ft.) from ground to peak.
- (3) Accessory Buildings shall not be used as a dwelling unit.

### 10.3.5 Mobile Homes

- (1) Mobile Homes within the Lakeshore Development 2 District;
  - (a) Shall meet the Canadian Standards Association Standards
  - (b) Only one mobile home shall be permitted per site.

### 10.3.6 Morin and Pratt Lakes

- (1) To maintain the forested uplands and the riparian vegetation along the shorelines, excluding Property boundary adjustments, subdivision developments along the shorelines of Morin and Pratt Lake will not be encouraged.

### **10.3.7 Signs**

- (1) The maximum facial area of a sign on residential sites shall be 1.2 m<sup>2</sup> (12.9 ft<sup>2</sup>.)
- (2) The maximum facial area of a sign on all other sites shall be 3.5 m<sup>2</sup> (37.7 ft<sup>2</sup>.)

## **10.4 Criteria and Development Standards for Discretionary Uses**

### **10.4.1 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) No home-based business in this district shall include auto body repair, or small engine equipment repair, or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

### **10.4.2 Recreational Uses as specified in Section 10.2.1 (1)**

- (1) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- (2) There shall be reasonable year round access to the site.

### **10.4.3 Commercial Uses as specified in Section 10.2.1(2)**

- (1) The principal building for a convenience store or bait and tackle shop shall not exceed floor area of 100 m<sup>2</sup> (1,076 ft.) and shall be limited to a maximum of 2 storey's/floors.
- (2) Only one residence, for the operator of the commercial use, is permitted on the site.
- (3) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- (4) There shall be reasonable year round access to the site.

### **10.4.4 Accessory Uses as specified in Section 10.2.2 (1)**

- (1) The Accessory Use may be approved by Council prior to the development of the principal discretionary use under the condition that the principal discretionary use is built within (2) two years of the accessory building permit being issued.
- (2) The proposed discretionary accessory use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.
- (3) There shall be reasonable year round access to the site.

## **SECTION 11 – S – STORAGE DISTRICT [2012-09]**

The objective of this district is to provide privately owned sites that can be used for cold storage.

### **11.1 Uses that are exempt from a development permit**

- (a) Perimeter chain-link fences (maximum height of 6 ft.)
- (b) Outdoor storage limited to two items per lot: items include the outdoor storage of licensed vehicles, recreational vehicles, ice fishing huts, boats, jet skis and other personal watercraft, snowmobiles, all-terrain vehicles and related recreational equipment and trailers.

### **11.2 Permitted Uses that require development permit approval**

- (a) One storage shed per lot

### **11.3 Prohibited Uses**

- (a) Habitable buildings
- (b) The use of any recreational vehicle, trailer, other vehicle or tent for a place to eat or sleep while located on the site.
- (c) Commercial, industrial and/or business buildings or uses
- (d) Storage of combustible materials or hazardous chemicals
- (e) Shipping containers and fabric covered prefabricated buildings

### **11.4 Regulations**

- (a) Subdivision
  - i. All subdivisions shall be serviced by a road that meets municipal standards and provincial standards.
- (b) Frontage
  - i. Minimum site frontage shall be 15.24 m (50 ft.) for all parcels.
- (c) Site Size
  - i. Minimum site size shall be 232.26 sq.m (2500 sq. ft)
  - ii. Maximum site size shall be 371.61 sq.m (4000 sq.ft)
- (d) Access:
  - i. Access may be required to be provided by a service road that meets provincial and municipal standards.
  - ii. A subdivision shall not be permitted unless the proposed parcels and the remainder of the parcel being subdivided abuts, or has frontage on a registered road that is developed to a standard approved by Council, including any road to be developed under a signed servicing agreement.

- (e) Setback Requirements
- i. Front Yard:
    - The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects on private property from the centreline of a provincial highway will be in accordance with the requirements of the Ministry of Highways and Infrastructure.
    - The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects on private property from the centreline of a municipal road allowance, municipal grid road, and main farm access road shall be 45 m (150 ft).
    - The minimum setback for buildings from the front property line shall be 0.6m (2ft)
  - ii. Side Yard:
    - The minimum setback for buildings on private property from any side yard shall be 0.6 m (2 ft).
  - iii. Rear Yard
    - The minimum setback for buildings on private property from any rear yard shall be 0.6 m (2 ft).
  - iv. Outdoor Storage
    - The minimum setback for all outdoor storage, listed in 11.1 (b), shall be 1 ft. from any side, front and rear yard property line.
- (f) Storage shed floor area and height
- i. Storage shed floor area- Maximum 167.23 sq. m (1800 sq. ft.)
  - ii. Storage sheds shall be limited to one story
- (g) Power, sewer, water and heat
- i. Connections to power, sewer and water services are prohibited.
  - ii. Heating of buildings is prohibited.
- (h) Chain-link Fencing
- i. Fencing may be required at a standard approved by Council
  - ii. Fences shall be no higher than 6 ft.
- (i) Lot Maintenance
- i. The landowner shall be responsible for maintaining the lot as per *The Municipalities Act*.

## PART II - DEFINITIONS

Whenever in this bylaw the following words or terms are used, they shall, unless the context otherwise provides, be held to have the following meaning:

**Accessory Use:** a use customarily incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site with such principal use or building.

**Act:** *The Planning and Development Act, 1983*, as amended.

**Alteration:** any structural change or addition made to any building or structure.

**Animal Unit (A.U.):** the kind and number of animals calculated in accordance with the following table:

<b>Kind of Animal</b>		<b>Number of Animals = 1 Animal Unit</b>
Poultry	Hens, cockerels, capons	100
	Chicks, broiler chickens	200
	Turkeys, geese, ducks	50
	Exotic birds	25
Hogs	Boars and sows	3
	Gilts	4
	Feeder pigs	6
	Weanling pigs	20
Sheep	Rams or ewes	7
	Lambs	14
Goats, etc.	all (including llamas, alpacas, etc.)	7
Cattle	Cows and bulls	1
	Feeder cattle	12
	Replacement heifers	2
	Calves	4
Horses	Colts and ponies	2
	Other horses	1
Bison	Cows or bulls	1
	Calves	4
Fallow Deer	Fallow deer	8
	Fallow deer fawns	32
Domestic Indigenous	Elk	5
	Elk calves	20
	White-tailed deer	8
	White-tailed deer fawns	32
	Mule deer	8
	Mule deer fawns	32

**Ancillary Use:** a use that is secondary and subordinate in size, extent and purpose to the principal use on the same site, but is not necessary for the operation of the principal use on that site.

**Applicant:** a developer or person applying for a development permit under this bylaw, for a subdivision approval to an approving authority under *The Planning and Development Act, 1983*.

**Bank:** a line defining the edge of the bed of a body of water which has been covered by water long enough to wrest it from vegetation or where there is a distinction in the character of the vegetation and soil where the vegetation extends into the water. In the case of shoreland parcels or plans of subdivision that have been surveyed, the bank is identified on the survey plan.

**Bed and Breakfast Home:** a dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the travelling public for a charge.

**Billboard:** a private free standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 square metres in facial area.

**Building:** a structure used for the shelter or accommodation of persons, animals, or chattels.

**Building, Accessory:** a subordinate detached building appurtenant to a main building or main use and located in the same site, the purpose of which is to provide better and more convenient function of the main building or main use.

**Building Permit:** a permit issued under a building bylaw of the municipality authorizing the construction of all or part of any building.

**Bunkhouse:** a building offering basic sleeping accommodation for agricultural workers. [2019-10]

**Campground:** the seasonal operation of an area of land managed as a unit, providing temporary short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travellers and tourists.

**Campground, Long-Term:** the seasonal operation of an area of land managed as a single unit, which provides long-term accommodation for recreational vehicles and trailer coaches, used by the same occupant(s) for the entire season. [2012-09]

**Cannabis Production Facility:** a facility, approved under federal and provincial regulations, that is used in whole or in part for the planting, cultivation, testing, harvesting, processing and distribution of the cannabis plant and any of its derivatives. [2024-10]

**Cannabis Retail Store:** a retail store, approved under federal and provincial regulations, that sells cannabis and any of its derivatives. [2024-10]

**Council:** the Council of the Rural Municipality of Canwood No. 494.

**Developer:** any person or organization that is responsible for the carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use of any building or land. [2012-09]

**Development:** the carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use of any building or land.

**Development Permit:** a document authorizing a development issued pursuant to this bylaw.

**Discretionary Use:** a use or form of development specified in this bylaw, which may be allowed following application to, and approval of the Council; and which complies with the development standards, as required by Council, contained in this bylaw.

**Dwelling, Single Detached:** a detached building consisting of one dwelling unit as herein defined; and occupied or intended to be occupied as a permanent home or residence, but shall not include a mobile home or trailer coach as herein defined.

**Dwelling, Two Unit Attached:** a building consisting of two dwelling units separated by a common party wall without opening throughout the entire structure.

**Dwelling Unit:** one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

**Farmstead:** an area comprised of cropland or pasture and a building site consisting of: [2019-10]

- (a) A residence of the operator of an agricultural operation; and
- (b) Facilities for the temporary holding of livestock raised in the operation, in lesser numbers than constitutes an I.L.O (unless approved as an I.L.O);
- (c) Buildings for permitted accessory and ancillary uses, excluding a dwelling.

**Floor Area:** the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling, any private garage, porch, verandah, sun lounge, unfinished basement, or attic.

**Hazard Land:** land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse.

**Home-Based Business:** a secondary occupation carried on by the occupants of a farmstead or residence ancillary to a permitted use.

**Highway Sign Corridor:** a strip of land parallel and adjacent to a provincial highway; where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of the Department of Highways entitled "The Erection of Signs Adjacent to Provincial Highway Regulations, 1986", as may be amended from time to time.

**Intensive Agricultural Operation:** a principal use that produces a crop that is grown in buildings or under structures, using hydroponics techniques, or by use of intensive irrigation and fertilizer application, but not including an intensive livestock operation.

**Intensive Livestock Operation (I.L.O.):** the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a site used for the operation:

- (a) will contain 100 or more animal units comprised of cattle or horses or 20 or more animal units comprised of other species including poultry, hogs, sheep, goats, or native ungulates, and
- (b) provides less than 370 square metres (4000 ft.<sup>2</sup>) of space for each animal unit contained therein.

**Lake:** any body of water (still or flowing) that is located within the Rural Municipality Canwood. [2012-09]

**Liquid Manure Storage Facility:** an earthen manure storage facility or other facility for the temporary storage of liquid manure from an I.L.O. before disposal by spreading as organic fertilizer on agricultural land.

**Mobile Home:** a trailer coach:

- (a) that is used as a dwelling;
- (b) that has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system; and,
- (c) that is equipped with facilities for washing and water closet, or other similar facility, that may be connected to a sewage system.

**Municipality:** the Rural Municipality of Canwood No. 494.

**Non-Conforming Building:** a building:

- (a) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a Zoning Bylaw or any amendment to this bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and
- (b) that on the date this bylaw or any amendment to this bylaw becomes effective does not, or when constructed will not, comply with this bylaw.

**Non-Conforming Use:** any use of land, building, or structure lawfully existing at the time of the passing of this bylaw, the use of which does not comply with all the regulations of this bylaw governing the zone district in which it is located.

**Pasture:** a site that is used for the raising and feeding of livestock by grazing.

**Permitted Use:** a use or form of development allowed in a zoning district, subject to the regulations contained in this bylaw.

**Personal Care Home:** a facility licensed under *The Personal Care Homes Act* that provides long-term residential, social and personal care, including accommodation, meals, supervision or assistance for persons who have some limits on ability for self-care, and are unrelated to the operator or owner.

**Principal Use:** the main activities conducted on a site.

**Principal Building:** the main building in which the principal use of the site is conducted.

**Public Road:** a road allowance or a legally surveyed road vested in the name of the Department of Highways.

**Public Utility:** a government or private enterprise which provides a service to the general public.

**Quarter Section:** a quarter section as defined by the Township Plan of Survey of record in the Land Titles Office, exclusive of any registered road, road widening, or railway right of way, but including any partial quarter section defined on the Township Plan of Survey.

**Recreational Vehicle:** A motor vehicle or trailer equipped with living space and amenities found in a home. [2012-09]

**Reeve:** the Reeve of the Rural Municipality of Canwood No. 494.

**Residence:** a single detached dwelling on a site which is not used as a farmstead.

**Rural Municipal Administrator:** the official administrator for the municipality pursuant to *The Rural Municipality Act, 1989*.

**School:** a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils.

**Sign:** any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- (b) is used to announce direct attention to, or advertised; and
- (c) is visible from outside the building.

**Site:** an area of land with fixed boundaries and which has been registered in the Land Titles Office by Certificate of Title, and for which all portions of the land are consolidated under a single title.

**Site Line, Front or Site Frontage:** the boundary that divides the site from the street or road. In the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site from the street. Site frontage for a non-rectangular site shall be defined as the mean of the measured front and rear site lines.

**Site Line, Rear:** the boundary at the rear of the site and opposite the front site line.

**Site Line, Side:** a site boundary other than a front or rear site line.

**Street:** a public road or thoroughfare registered by plan of survey which affords the principal means of access to abutting property, but shall not include an easement or lane.

**Structure:** anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.

**Subdivision:** a division of land, and includes a division of a quarter section into legal subdivisions as described in the Land Titles Act.

**Trailer Coach:** any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public roads or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as to permit occupancy as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up. [2012-09]

**Use:** the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

**Vacation Farm:** an operating farm which may, on a day basis or for overnight purposes, offer a farm life experience to groups, families, or individuals and which may provide either or both of the following:

- (a) rental accommodation in the farm dwelling or adjacent private cabins comprising one or more rooms furnished to enable the preparation of meals if full board is not provided;

- (b) a tract of land on which one or more camping, tenting or parking sites is located, and the provision of electricity, potable water and toilet facilities to any of the persons, families, groups occupying any of such sites.

**Waste Disposal Facility; Liquid:** a facility to accommodate any waste which contains animal, mineral or vegetable matter in solution or suspension, but does not include a septic system for a single residence or farmstead, or a liquid manure storage facility.

**Waste Disposal Facility; Solid:** a facility, not including a waste transfer station or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are typically disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Yard:** the open, unoccupied space on a lot between the property line and the nearest wall of a building.

**Yard, Front:** that part of a site which extends across the full width of a site between the front site line and the nearest main wall of a building or structure.

**Yard, Rear:** that part of a site which extends across the full width of a site between the rear site line and the nearest main wall of a building or structure.

**Yard, Required:** the minimum yard required by a provision of this bylaw.

**Yard, Side:** the part of a site which extends from a front yard to the rear yard between the side line of a site and the nearest main wall of a building or structure.

### **PART III - ADOPTION**

This bylaw is adopted pursuant to Sections 67 and 85 of *The Planning and Development Act, 1983*, and shall come into force on the date of final approval by the Minister of Government Relations.

Adopted by resolution of Council on the 9<sup>th</sup> day of February, 2004.

Approved by the Minister on the 8<sup>th</sup> day of July, 2004.